

CITY OF WESLEY, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.12624	\$111,557	\$0	\$111,557	
2026-27	\$5.23713	\$113,788	\$998	\$114,786	2.9%
2027-28	\$5.28306	\$115,588	\$1,007	\$116,595	1.6%
2028-29	\$5.11384	\$118,926	\$974	\$119,901	2.8%
2029-30	\$5.15574	\$120,786	\$982	\$121,769	1.6%
2030-31	\$4.98911	\$124,204	\$951	\$125,155	2.8%
2031-32	\$5.02730	\$126,018	\$958	\$126,976	1.5%
2032-33	\$4.86752	\$129,515	\$928	\$130,443	2.7%
2033-34	\$4.90238	\$131,285	\$934	\$132,219	1.4%
2034-35	\$4.74900	\$134,863	\$905	\$135,768	2.7%
2035-36	\$4.78087	\$136,589	\$911	\$137,500	1.3%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$31,724,849	\$13,728,030	\$3,897,794	\$17,625,824
2026-27	\$28,320,520	\$21,917,798	\$4,365,529	\$26,283,328
2027-28	\$28,472,231	\$22,069,510	\$4,365,529	\$26,435,039
2028-29	\$30,067,340	\$23,446,342	\$4,583,806	\$28,030,148
2029-30	\$30,239,052	\$23,618,054	\$4,583,806	\$28,201,860
2030-31	\$31,935,758	\$25,085,570	\$4,812,996	\$29,898,566
2031-32	\$32,107,470	\$25,257,282	\$4,812,996	\$30,070,278
2032-33	\$33,889,470	\$26,798,632	\$5,053,646	\$31,852,278
2033-34	\$34,061,182	\$26,970,344	\$5,053,646	\$32,023,990
2034-35	\$35,932,339	\$28,588,819	\$5,306,328	\$33,895,147
2035-36	\$36,104,051	\$28,760,531	\$5,306,328	\$34,066,859

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	48.53%	-1.74%	46.79%	50.32%	0.00%	1.66%
2026-27	75.12%	-26.43%	48.69%	49.08%	0.00%	1.11%
2027-28	75.01%	-26.43%	48.58%	49.20%	0.00%	1.10%
2028-29	73.87%	-25.05%	48.82%	49.10%	0.00%	1.04%
2029-30	73.72%	-24.96%	48.76%	49.17%	0.00%	1.04%
2030-31	72.60%	-23.60%	49.00%	49.05%	0.00%	0.98%
2031-32	72.47%	-23.53%	48.94%	49.13%	0.00%	0.97%
2032-33	71.42%	-22.26%	49.15%	49.03%	0.00%	0.92%
2033-34	71.30%	-22.20%	49.10%	49.10%	0.00%	0.91%
2034-35	70.31%	-21.03%	49.28%	49.02%	0.00%	0.86%
2035-36	70.20%	-20.98%	49.23%	49.08%	0.00%	0.86%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WESLEY, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$13,728,030	\$8.12624	\$111,557
2026-27	\$21,917,798	\$5.23713	\$114,786
2027-28	\$22,069,510	\$5.28306	\$116,595
2028-29	\$23,446,342	\$5.11384	\$119,901
2029-30	\$23,618,054	\$5.15574	\$121,769
2030-31	\$25,085,570	\$4.98911	\$125,155
2031-32	\$25,257,282	\$5.02730	\$126,976
2032-33	\$26,798,632	\$4.86752	\$130,443
2033-34	\$26,970,344	\$4.90238	\$132,219
2034-35	\$28,588,819	\$4.74900	\$135,768
2035-36	\$28,760,531	\$4.78087	\$137,500

CITY OF WESLEY, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$13,728,030	\$8.12624	\$111,557
2026-27	\$14,425,684	\$7.96690	\$114,928
2027-28	\$14,730,649	\$7.96690	\$117,358
2028-29	\$15,400,408	\$7.96690	\$122,694
2029-30	\$15,717,148	\$7.96690	\$125,217
2030-31	\$16,425,962	\$7.96690	\$130,864
2031-32	\$16,755,066	\$7.96690	\$133,486
2032-33	\$17,504,925	\$7.96690	\$139,460
2033-34	\$17,847,078	\$7.96690	\$142,186
2034-35	\$18,640,098	\$7.96690	\$148,504
2035-36	\$18,995,952	\$7.96690	\$151,339

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$7,492,114	(\$2.72977)	-\$142
2027-28	\$7,338,861	(\$2.68384)	-\$763
2028-29	\$8,045,935	(\$2.85306)	-\$2,793
2029-30	\$7,900,906	(\$2.81116)	-\$3,448
2030-31	\$8,659,609	(\$2.97779)	-\$5,709
2031-32	\$8,502,216	(\$2.93960)	-\$6,510
2032-33	\$9,293,707	(\$3.09938)	-\$9,017
2033-34	\$9,123,266	(\$3.06452)	-\$9,967
2034-35	\$9,948,721	(\$3.21790)	-\$12,736
2035-36	\$9,764,578	(\$3.18603)	-\$13,839

CITY OF WESLEY, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$193	\$308	\$50,000	\$51,515	\$193	\$257	\$50,000	\$58,947	\$174	\$45	\$149	\$45	\$193	\$294
\$100,000	\$123,480	\$385	\$616	\$100,000	\$103,030	\$385	\$514	\$100,000	\$117,894	\$367	\$339	\$342	\$339	\$385	\$588
\$150,000	\$185,220	\$578	\$924	\$150,000	\$154,545	\$578	\$771	\$150,000	\$176,842	\$559	\$633	\$534	\$633	\$578	\$882
\$200,000	\$246,960	\$944	\$1,232	\$200,000	\$206,060	\$944	\$1,028	\$200,000	\$235,789	\$752	\$927	\$727	\$927	\$771	\$1,176
\$250,000	\$308,700	\$1,310	\$1,540	\$250,000	\$257,575	\$1,310	\$1,285	\$250,000	\$294,736	\$945	\$1,221	\$920	\$1,221	\$964	\$1,470
\$300,000	\$370,440	\$1,675	\$1,848	\$300,000	\$309,090	\$1,675	\$1,542	\$300,000	\$353,683	\$1,138	\$1,515	\$1,113	\$1,515	\$1,156	\$1,765
\$400,000	\$493,920	\$2,407	\$2,464	\$400,000	\$412,120	\$2,407	\$2,056	\$400,000	\$471,578	\$1,523	\$2,103	\$1,498	\$2,103	\$1,542	\$2,353
\$500,000	\$617,400	\$3,138	\$3,080	\$500,000	\$515,151	\$3,138	\$2,570	\$500,000	\$589,472	\$1,909	\$2,691	\$1,883	\$2,691	\$1,927	\$2,941
\$600,000	\$740,880	\$3,869	\$3,696	\$600,000	\$618,181	\$3,869	\$3,084	\$600,000	\$707,366	\$2,294	\$3,280	\$2,269	\$3,280	\$2,313	\$3,529
\$700,000	\$864,360	\$4,601	\$4,312	\$700,000	\$721,211	\$4,601	\$3,598	\$700,000	\$825,261	\$2,679	\$3,868	\$2,654	\$3,868	\$2,698	\$4,117
\$800,000	\$987,840	\$5,332	\$4,928	\$800,000	\$824,241	\$5,332	\$4,112	\$800,000	\$943,155	\$3,065	\$4,456	\$3,040	\$4,456	\$3,084	\$4,706
\$900,000	\$1,111,320	\$6,063	\$5,544	\$900,000	\$927,271	\$6,063	\$4,626	\$900,000	\$1,061,050	\$3,450	\$5,044	\$3,425	\$5,044	\$3,469	\$5,294
\$1,000,000	\$1,234,800	\$6,795	\$6,161	\$1,000,000	\$1,030,301	\$6,795	\$5,140	\$1,000,000	\$1,178,944	\$3,836	\$5,632	\$3,811	\$5,632	\$3,854	\$5,882
\$2,000,000	\$2,469,600	\$14,108	\$12,321	\$2,000,000	\$2,060,602	\$14,108	\$10,281	\$2,000,000	\$2,357,888	\$7,690	\$11,514	\$7,665	\$11,514	\$7,709	\$11,764
\$3,000,000	\$3,704,400	\$21,422	\$18,482	\$3,000,000	\$3,090,903	\$21,422	\$15,421	\$3,000,000	\$3,536,832	\$11,545	\$17,396	\$11,519	\$17,396	\$11,563	\$17,646
\$4,000,000	\$4,939,200	\$28,736	\$24,642	\$4,000,000	\$4,121,204	\$28,736	\$20,561	\$4,000,000	\$4,715,776	\$15,399	\$23,278	\$15,374	\$23,278	\$15,418	\$23,528
\$5,000,000	\$6,174,000	\$36,049	\$30,803	\$5,000,000	\$5,151,505	\$36,049	\$25,701	\$5,000,000	\$5,894,720	\$19,253	\$29,160	\$19,228	\$29,160	\$19,272	\$29,409
\$6,000,000	\$7,408,800	\$43,363	\$36,963	\$6,000,000	\$6,181,806	\$43,363	\$30,842	\$6,000,000	\$7,073,664	\$23,108	\$35,042	\$23,083	\$35,042	\$23,126	\$35,291
\$7,000,000	\$8,643,600	\$50,676	\$43,124	\$7,000,000	\$7,212,107	\$50,676	\$35,982	\$7,000,000	\$8,252,608	\$26,962	\$40,924	\$26,937	\$40,924	\$26,981	\$41,173
\$8,000,000	\$9,878,400	\$57,990	\$49,284	\$8,000,000	\$8,242,408	\$57,990	\$41,122	\$8,000,000	\$9,431,552	\$30,817	\$46,806	\$30,791	\$46,806	\$30,835	\$47,055
\$9,000,000	\$11,113,200	\$65,304	\$55,445	\$9,000,000	\$9,272,709	\$65,304	\$46,263	\$9,000,000	\$10,610,496	\$34,671	\$52,687	\$34,646	\$52,687	\$34,690	\$52,937
\$10,000,000	\$12,348,000	\$72,617	\$61,606	\$10,000,000	\$10,303,010	\$72,617	\$51,403	\$10,000,000	\$11,789,440	\$38,525	\$58,569	\$38,500	\$58,569	\$38,544	\$58,819
\$15,000,000	\$18,522,000	\$109,185	\$92,408	\$15,000,000	\$15,454,515	\$109,185	\$77,104	\$15,000,000	\$17,684,160	\$57,797	\$87,979	\$57,772	\$87,979	\$57,816	\$88,228
\$20,000,000	\$24,696,000	\$145,753	\$123,211	\$20,000,000	\$20,606,020	\$145,753	\$102,806	\$20,000,000	\$23,578,880	\$77,069	\$117,388	\$77,044	\$117,388	\$77,088	\$117,638
\$25,000,000	\$30,870,000	\$182,322	\$154,014	\$25,000,000	\$25,757,525	\$182,322	\$128,507	\$25,000,000	\$29,473,600	\$96,341	\$146,798	\$96,316	\$146,798	\$96,360	\$147,047
\$30,000,000	\$37,044,000	\$218,890	\$184,817	\$30,000,000	\$30,909,030	\$218,890	\$154,209	\$30,000,000	\$35,368,320	\$115,613	\$176,207	\$115,588	\$176,207	\$115,632	\$176,456
\$35,000,000	\$43,218,000	\$255,458	\$215,619	\$35,000,000	\$36,060,535	\$255,458	\$179,910	\$35,000,000	\$41,263,040	\$134,886	\$205,616	\$134,860	\$205,616	\$134,904	\$205,866
\$40,000,000	\$49,392,000	\$292,026	\$246,422	\$40,000,000	\$41,212,040	\$292,026	\$205,611	\$40,000,000	\$47,157,760	\$154,158	\$235,026	\$154,132	\$235,026	\$154,176	\$235,275
\$45,000,000	\$55,566,000	\$328,594	\$277,225	\$45,000,000	\$46,363,545	\$328,594	\$231,313	\$45,000,000	\$53,052,480	\$173,430	\$264,435	\$173,405	\$264,435	\$173,448	\$264,685
\$50,000,000	\$61,740,000	\$365,162	\$308,028	\$50,000,000	\$51,515,050	\$365,162	\$257,014	\$50,000,000	\$58,947,200	\$192,702	\$293,845	\$192,677	\$293,845	\$192,720	\$294,094

CITY OF WESLEY, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$115	59.83%	\$64	33.36%	(\$129)	(74.35%)	(\$104)	(70.04%)	\$101	52.60%
\$100,000	\$231	59.83%	\$129	33.36%	(\$28)	(7.64%)	(\$3)	(0.87%)	\$203	52.60%
\$150,000	\$346	59.83%	\$193	33.36%	\$73	13.11%	\$98	18.42%	\$304	52.60%
\$200,000	\$288	30.54%	\$84	8.92%	\$175	23.23%	\$200	27.48%	\$405	52.60%
\$250,000	\$231	17.61%	(\$24)	(1.87%)	\$276	29.22%	\$301	32.74%	\$507	52.60%
\$300,000	\$173	10.32%	(\$133)	(7.95%)	\$377	33.18%	\$403	36.18%	\$608	52.60%
\$400,000	\$58	2.40%	(\$350)	(14.56%)	\$580	38.10%	\$605	40.41%	\$811	52.60%
\$500,000	(\$58)	(1.84%)	(\$568)	(18.09%)	\$783	41.03%	\$808	42.90%	\$1,014	52.60%
\$600,000	(\$173)	(4.47%)	(\$785)	(20.29%)	\$986	42.97%	\$1,011	44.55%	\$1,216	52.60%
\$700,000	(\$288)	(6.27%)	(\$1,002)	(21.79%)	\$1,188	44.36%	\$1,214	45.72%	\$1,419	52.60%
\$800,000	(\$404)	(7.57%)	(\$1,220)	(22.88%)	\$1,391	45.39%	\$1,416	46.59%	\$1,622	52.60%
\$900,000	(\$519)	(8.56%)	(\$1,437)	(23.70%)	\$1,594	46.20%	\$1,619	47.27%	\$1,825	52.60%
\$1,000,000	(\$634)	(9.33%)	(\$1,654)	(24.35%)	\$1,797	46.84%	\$1,822	47.81%	\$2,027	52.60%
\$2,000,000	(\$1,787)	(12.67%)	(\$3,828)	(27.13%)	\$3,824	49.73%	\$3,849	50.22%	\$4,055	52.60%
\$3,000,000	(\$2,940)	(13.73%)	(\$6,001)	(28.01%)	\$5,852	50.69%	\$5,877	51.02%	\$6,082	52.60%
\$4,000,000	(\$4,093)	(14.24%)	(\$8,174)	(28.45%)	\$7,879	51.17%	\$7,904	51.41%	\$8,110	52.60%
\$5,000,000	(\$5,246)	(14.55%)	(\$10,348)	(28.70%)	\$9,907	51.45%	\$9,932	51.65%	\$10,137	52.60%
\$6,000,000	(\$6,399)	(14.76%)	(\$12,521)	(28.88%)	\$11,934	51.65%	\$11,959	51.81%	\$12,165	52.60%
\$7,000,000	(\$7,553)	(14.90%)	(\$14,694)	(29.00%)	\$13,962	51.78%	\$13,987	51.92%	\$14,192	52.60%
\$8,000,000	(\$8,706)	(15.01%)	(\$16,868)	(29.09%)	\$15,989	51.88%	\$16,014	52.01%	\$16,220	52.60%
\$9,000,000	(\$9,859)	(15.10%)	(\$19,041)	(29.16%)	\$18,017	51.96%	\$18,042	52.07%	\$18,247	52.60%
\$10,000,000	(\$11,012)	(15.16%)	(\$21,214)	(29.21%)	\$20,044	52.03%	\$20,069	52.13%	\$20,275	52.60%
\$15,000,000	(\$16,777)	(15.37%)	(\$32,081)	(29.38%)	\$30,181	52.22%	\$30,206	52.29%	\$30,412	52.60%
\$20,000,000	(\$22,542)	(15.47%)	(\$42,948)	(29.47%)	\$40,319	52.31%	\$40,344	52.36%	\$40,550	52.60%
\$25,000,000	(\$28,308)	(15.53%)	(\$53,814)	(29.52%)	\$50,456	52.37%	\$50,481	52.41%	\$50,687	52.60%
\$30,000,000	(\$34,073)	(15.57%)	(\$64,681)	(29.55%)	\$60,594	52.41%	\$60,619	52.44%	\$60,824	52.60%
\$35,000,000	(\$39,838)	(15.59%)	(\$75,548)	(29.57%)	\$70,731	52.44%	\$70,756	52.47%	\$70,962	52.60%
\$40,000,000	(\$45,604)	(15.62%)	(\$86,414)	(29.59%)	\$80,868	52.46%	\$80,893	52.48%	\$81,099	52.60%
\$45,000,000	(\$51,369)	(15.63%)	(\$97,281)	(29.61%)	\$91,006	52.47%	\$91,031	52.50%	\$91,236	52.60%
\$50,000,000	(\$57,134)	(15.65%)	(\$108,148)	(29.62%)	\$101,143	52.49%	\$101,168	52.51%	\$101,374	52.60%